

## Summary of White County 2013 Annual Adjustment Methodology

### Method

- The sales comparison method was used to adjust the assessments in White County for 2013.
- The assessments were derived using the 2012 Real Property Assessment Guidelines with updated cost tables for 2013.
- Several neighborhood changes have been made as a result of appeals from the 2012 General Reassessment.
- The sales used for the 2013 annual adjustments were from March 2, 2011 through March 1, 2013 for all property classes with the exception of vacant commercial land. Sales from March 2, 2009 through March 1, 2013 for were used for vacant commercial land due to insufficient sales. The land base rates and neighborhood factors were examined in each neighborhood and property class. Neighborhoods with an insufficient number of sales were compared to similar neighborhoods. The criteria for comparison were geographic location, similarity of land size and improvement type and age, and any other factors deemed relevant. The neighborhoods with an insufficient number of sales were then adjusted in a similar manner to those with sufficient sales to which they had been compared. Comparisons were also made between adjoining neighborhoods and townships to insure the continuity of land base rates and neighborhood factors.
- Multiple parcel sales were used in the ratio study. Multiple parcel sales are denoted in the manner prescribed by the DLGF.

### Industrial Properties

- All Industrial Improved sales were combined with the Commercial Improved sales due to the insufficient number of valid sales. Insufficient sales of Industrial Improved properties occurred in Honey Creek, Monon, and Union Townships. Data was combined from Honey Creek, Liberty, Lincoln, and Monon Townships to evaluate those areas.
- The PRD for Industrial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Industrial Improved properties is acceptable.

### Commercial Properties

- Sales of Commercial Vacant properties that have had improvements added since the sale were included in the ratio study. Due to an insufficient number of Commercial Vacant sales between March 2, 2011 and March 1, 2013, sales were used from the period between March 2, 2009 and March 1, 2013. Time adjustments were not used due to evidence of long term stagnation in the commercial market.
- The PRD for Combined Commercial Vacant properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and

indicated that the assessments of Combined Commercial Vacant properties is acceptable.

- Insufficient sales of Commercial Improved properties occurred in Big Creek, Honey Creek, Jackson, Liberty, Monon, Prairie and Princeton Townships. Data was combined from Honey Creek, Liberty, Lincoln, and Monon Townships to evaluate those areas. The PRD for Combined Commercial Improved properties is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Combined Commercial Improved properties is acceptable.
- The PRD for Commercial Improved properties in Union Township is outside the boundaries of statistical tolerance. As a result, the Spearman Rank test was performed and indicated that the assessments of Commercial Improved properties in Union Township is acceptable.

### Residential Properties

- Insufficient sales of Residential Vacant properties occurred in Honey Creek, Liberty, Monon, Prairie, Princeton, and Union Townships. The sales data from Liberty and Monon Townships was combined to evaluate Honey Creek, Liberty, Monon, and Princeton Townships. The sales data from Prairie and Union Townships was combined to evaluate those townships.
- Sales of Residential Vacant properties that have had improvements added since the sale were included in the ratio study with reference to the land value only.
- Insufficient sales of Residential Improved properties occurred in Lincoln Township. The sales data from Jackson and Lincoln Townships was combined to evaluate those areas due to geographic proximity and similar market influences.
- No sales of Residential Improved properties occurred in Round Grove and West Point Townships. Prairie Township data was used to derive land base rates and neighborhood factors for Round Grove and West Point Townships due to geographic proximity and similar market influences.